



NOTICE AND CALL OF A  
CITY OF RIVERBANK  
**SPECIAL CITY COUNCIL MEETING**  
**Riverbank Industrial Complex (front door entrance)**  
**Conference Room**  
5300 Claus Road • Modesto • CA • 95357



## AGENDA

**THURSDAY, SEPTEMBER 29, 2016 AT 8:30 A.M.**

(The agenda packet is posted at the City Clerk's office and at [www.riverbank.org](http://www.riverbank.org))

**CALL TO ORDER:** Mayor Richard D. O'Brien

**ROLL CALL:** Mayor Richard D. O'Brien  
Vice Mayor Jeanine Tucker  
Councilmember Darlene Barber-Martinez  
Councilmember Cal Campbell  
Councilmember Leanne Jones Cruz

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### **CONFLICT OF INTEREST**

Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict at this time.

### **1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)**

Pursuant to Government Code in reference to a special meeting, the public has the opportunity to address the City Council only on items appearing on this special meeting notice. Individual comments are limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person.

### **2. CONSENT CALENDAR**

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Council Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

**Item 2.A:** Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

**Item 2.B:** **A Resolution of the City Council of the City of Riverbank, California, Appointing Cliff Nagel to the Riverbank Housing Authority Board of Commissioners; To Serve A Four-Year Term** – It is recommended that the City Council adopt the proposed resolution to appoint Mr. Cliff Nagel to the Riverbank Housing Authority Commission as recommended in the letter received from the RHA Commission.

**3. BUSINESS**

**Item 3.1:** **Discussion and Update of the City's Strategic Plan** – It is recommended that the City Council consider the City's Strategic Plan and provide direction and/or comments to guide Management Staff on the implementation and accomplishment of the Plan's goals.

**ADJOURNMENT**

### AFFIDAVIT OF POSTING

*I, Annabelle Aguilar, hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 24-hours prior to the meeting pursuant to the Brown Act at North City Hall's exterior bulletin board, and at the front door entrance of the Riverbank Industrial Complex, LRA Offices, at 5300 Clause Street, Modesto, CA.*

*Dated this 27<sup>th</sup> day of September, 2016 at 7:30 p.m.*

*/s/ Annabelle H. Aguilar, CMC, City Clerk*

**Notice Regarding Americans with Disabilities Act:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

**Notice Regarding Non-English Speakers:** Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

### GENERAL INFORMATION

<b>Meeting Schedule</b>	<p><u>Regular City Council Meetings:</u> 6:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month, unless otherwise noticed.</p> <p><u>Local Redevelopment Authority Board:</u> Meets on an "as needed" basis. The City Council also serves as the LRA Board.</p>
<b>City Council / LRA Agenda &amp; Reports</b>	<p>The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. <b>The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office, 6707 Third Street, Riverbank, CA and at <a href="http://www.riverbank.org">www.riverbank.org</a> upon distribution to a majority of the City Council/LRA Board.</b> A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.</p>
<b>Public Hearings</b>	<p>In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.</p>
<b>Televised / Video of Meetings</b>	<ul style="list-style-type: none"> <li>• Charter – Channel 2</li> <li>• AT&amp;T Uverse – Channel 99</li> </ul> <p>Visit <a href="http://www.riverbank.org">www.riverbank.org</a> to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)</p>
<b>City Hall Hours</b>	<p>City Hall is open Monday – Thursday; 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays</p>
<b>Questions</b>	<p>Contact the City Clerk at (209) 863-7122 or <a href="mailto:cityclerk@riverbank.org">cityclerk@riverbank.org</a></p>

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council/LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at North City Hall, 6707 Third Street, Riverbank, CA, during normal business hours. 3.

## **SPECIAL RIVERBANK CITY COUNCIL AGENDA ITEM NO. 2.A**

### **SECTION 2: CONSENT CALENDAR**

<b>Meeting Date:</b>	September 29, 2015
<b>Subject:</b>	Waive Readings
<b>From:</b>	Marisela H. Garcia, Interim City Manager/Finance Director
<b>Submitted by:</b>	Annabelle Aguilar, CMC, City Clerk

#### **RECOMMENDATION**

It is recommended that the City Council approve the waiver of readings of all Ordinances and Resolutions, except by title only.

#### **SUMMARY**

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

#### **FINANCIAL IMPACT**

There is no financial impact to this item.

#### **ATTACHMENT**

There are no attachments to this report.

# **SPECIAL RIVERBANK CITY COUNCIL AGENDA ITEM NO. 2.B**

## **SECTION 2: CONSENT CALENDAR**

<b>Meeting Date:</b>	September 29, 2016
<b>Subject:</b>	A <b>Resolution</b> of the City Council of the City of Riverbank, California, Appointing Cliff Nagel to the Riverbank Housing Authority Board of Commissioners; To Serve A Four-Year Term
<b>From:</b>	Marisela H. Garcia, Interim City Manager/Director of Finance
<b>Prepared by:</b>	Annabelle Aguilar, CMC, City Clerk/Sr. Management Analyst

### **RECOMMENDATION**

It is recommended that the City Council adopt the proposed resolution to appoint Mr. Cliff Nagel to the Riverbank Housing Authority Commission as recommended in the letter received from the RHA Commission.

### **SUMMARY**

The Riverbank Housing Authority (RHA) conducted a recruitment and selection process to fill the vacancy formerly held by Commissioner Tim Stone. A letter was received from RHA Chair Tom Hollander requesting that the City Council, as the appointing body for the RHA Commission, consider their recommendation to appoint Mr. Cliff Nagel to the non-tenant seat for a four-year term.

### **BACKGROUND**

The Commission consists of seven seats, two of which are specifically housing tenant seats, and with one of those seats requiring a person to be at least the age of 62. Non-tenant seats are for four-year terms, and tenant seats are for two-year terms. The seat to be filled is a non-tenant seat previously held by former Commissioner Tim Stone.

Applications are reviewed by the RHA Commission, and a letter of recommendation is provided to the City in support of an applicant's appointment. The Riverbank City Council serves as the appointing body to the Commission and based on the recommendation considers the approval of the appointment to fill the vacancy.

**FINANCIAL IMPACT**      There is no financial impact to this report.

### **ATTACHMENT**

1. Resolution
2. Exhibit A - Application of Cliff Nagel
3. Exhibit B - Letter of Recommendation from the RHA Commission

**CITY OF RIVERBANK**

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,  
CALIFORNIA, APPOINTING CLIFF NAGEL TO THE RIVERBANK HOUSING  
AUTHORITY BOARD OF COMMISSIONERS; TO SERVE A FOUR-YEAR TERM**

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**WHEREAS**, pursuant to Health and Safety Code Section 34270, the City Council of the City of Riverbank adopted a resolution declaring the need for a Housing Authority (HA); and

**WHEREAS**, pursuant to the Health and Safety Code, the governing body of the Riverbank Housing Authority shall be a Commission that will consist of seven Commissioners, two of which shall be tenants of the Housing Authority, with one such Tenant Commissioner who shall be over the age of 62; and

**WHEREAS**, the resignation of former Commissioner Tim Stone left a non-tenant seat vacant and an application from Cliff Nagel was received and reviewed by the Riverbank Housing Authority Board of Commissioners, attached hereto as **Exhibit A**; and

**WHEREAS**, a letter from the Board of Commissioners, attached hereto as **Exhibit B**, requests that the City Council appoint Mr. Nagel to the Commission.

**NOW, THEREFORE BE IT RESOLVED** that the City Council, of the City of Riverbank, as the Appointing Body for the Riverbank Housing Authority, does hereby appoint Cliff Nagel to the Riverbank Housing Authority Board of Commissioners; to serve a four-year term.

**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a special meeting held on the 29<sup>th</sup> day of September, 2016; motioned by Councilmember \_\_\_\_\_, seconded by \_\_\_\_\_, and upon roll call was carried by the following City Council vote of \_\_\_\_\_:

**AYES:**  
**NAYS:**  
**ABSENT:**  
**ABSTAINED:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Annabelle H. Aguilar, CMC**  
**City Clerk**

\_\_\_\_\_  
**Richard D. O'Brien**  
**Mayor**

Attachment: Exhibit A – Application copy  
Exhibit B – Letter of Request from the RHA Board.

AUG 15 2016



# APPLICATION

HOUSING AUTHORITY

## Appointment to the Housing Authority Commission City of Riverbank

### ELIGIBILITY TO APPLY: APPLICANT MUST BE A RIVERBANK RESIDENT

Please type or print

Name  Mr.  Ms. CLIFFORD B. NAGLE  
First M.I. Last

Home Address \_\_\_\_\_ RIVERBANK 95367  
Address City Zip

Contact Phone Number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_ (most communication will be via email, if available).

Are you currently a tenant of the Riverbank Housing Authority?  Yes  No

Have you ever been convicted of any crime or violation of any law or statute other than minor traffic violations?  No  Yes (If yes, please attach a separate sheet with your explanation.)

### Current/Last Employment Information

Employer TRI VALLEY GROWERS

Address MODESTO, CA

Position V.P. PURCHASING Dates of Employment 1975 - 1996

Responsibilities MANAGED DEPARTMENT RESPONSIBLE FOR THE PROCUREMENT OF MOST GOODS EXCEPTING RAW FRUITS AND VEGETABLES, AND SERVICES REQUIRED BY THE COMPANY.

### Questionnaire (A separate sheet may be attached)

Please explain why you want to be appointed to the Housing Authority Commission.

AS A LONG TIME RESIDENT I BELIEVE I SHOULD SERVE THE COMMUNITY AS OPPORTUNITIES ARISE.

Describe your qualifications, education, training, and/or any special certifications or experience applicable to serve as a Commissioner (i.e. military, volunteerism, serving on Boards, etc.).

I HAVE RESIDED IN RIVERBANK FOR THIRTY-SIX YEARS. I HAVE A B.S. BUSINESS ADMINISTRATION AND HELD A RESPONSIBLE MANAGEMENT POSITION IN A LARGE FOOD PROCESSING COOPERATIVE.

I ALSO SERVED AS A RIVERBANK REPRESENTATIVE ON THE STANISLAUS COUNTY CIVIL GRAND JURY.

What specific issue(s) do you believe face the Housing Authority Commission and how do you suggest they be addressed?

I THINK THE TWO MAJOR AREAS REQUIRING ONGOING ATTENTION AND OVERSIGHT ARE HOUSING FOR OUR EXISTING ELDERLY CITIZENS AND FOR HOMELESS RIVERBANK RESIDENTS. I DO NOT THINK THERE IS ONE PATENT PANACEA BUT I DO THINK THAT PROPOSED SOLUTIONS SHOULD BE CONSIDERED AS TO HOW THEY ADDRESS THE PROBLEM(S) AS WELL AS THEIR EFFECT UPON THE COMMUNITY IN GENERAL AND SPECIFIC AREAS THAT MAY BE IMPACTED. ALL WITHOUT LOSING SIGHT OF ANY ECONOMIC CONSIDERATIONS.

Please provide any additional information you would like that pertains to your qualifications, interests, or training related to this appointment.

I have sufficient time to devote to this responsibility and will attend the required meeting(s) if I am appointed. I will file the necessary disclosure documents as required under the Political Reform Act. I am also aware that this application is a public document (excluding my personal contact information and signature).

I declare under penalty or perjury that all statements in this application and any attached responses are true and complete to the best of my knowledge and belief.

Signature  
(Required)

Date

Aug. 11, 2016

Vacancy is "Open until filled".

Mail or deliver the application to: Office of the City Clerk, City of Riverbank, 6707 Third Street, Riverbank, CA 95367

E-mail (aaguilar@riverbank.org) or fax (209-863-7100, are accepted only if it contains the required signature.

For questions: Riverbank City Clerk's Office (209) 863-7189 or Administration Dept. (209) 863-7122

# Housing Authority of the



## City of Riverbank

*Burney Villa Homes • Henrietta F. Rossi Apts. • Fred W. Scheala Apts*

9/26/2016

Ms. Annabelle Agullar, City Clerk  
City of Riverbank  
6707 Third Street  
Riverbank, CA 95367

Dear Ms. Agullar:

At its latest meeting, the Riverbank Housing Authority, received, reviewed and approved the application of Cliff Nagle to fill the position of Commissioner to replace the seat vacated by Commissioner Tim Stone.

We realize that nothing is final until it has been approved by the City Council, City of Riverbank, so we respectfully request that the application be placed on the October 11, 2016 meeting of the Riverbank City Council, to enable Mr. Nagle to be approved and in place prior to the Riverbank Housing Authority meeting of October 13, 2016.

We understand that all City departments have full workloads and that this is just one more thing to add to your list of things needed to be done, but it is a major need for our Housing Authority to be able to function efficiently. Please let us know if there is anything that we can do to assist you in this matter.

Sincerely yours,

Tom Hollander, Chair  
Riverbank Housing Authority.

